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ABSTRACT

Of the Title to the Lands in

Wapping - Marsh,

And other Places near Adjoyning, belonging to the

MANNOR

Of Stepney or Stebunheath,

Called

Ewell *alias* Tilehouse.

29. Jan. 1647.

TH E Inheritance of the Mannor of *Stepney*, called *Ewell* *alias* *Tilehouse*, reaching from *St. Catherines* to *Ratcliff-Town*, belonged to the Abbot of *Graces*, *St. Thomas* of *Acons*, and *Thomas Windham*; All which Interests, *Stepkin* (the Lady *Ivie's* Ancestor) purchased above one hundred years since.

Part of those Lands were afterwards Sold by *Stepkin*, part by Grants let out upon long Leases, reserving Pepper-cornes, or some such inconsiderable Rents; and part in Possession, together with the Reversions of those Leases descended to the Lady *Ivie*.

The Leases lately generally expired; the Lady *Ivie* thereupon claimed, and endeavoured to recover, the Reversions, as her proper Right; but met with these difficulties.

The difficulties of discovering the Antient Boundaries, occasioned by the Buildings, the alteration of Names, the changing Water-courses, the adjoyning to and mixture with some Ancient Purchasers, under the same Title; and Ancient Lease-holders, under some other Titles: And the Oppositions of divers men of potent Interest and Influence: All which notwithstanding she overcame, and made out her Title by manifest Records, at several Tryals.

There have been some Aspersions lately cast upon the Lady *Ivie's* Title, and by Consequence upon the Title of the Purchasers, and certain Mortgagees: All which Titles spring from one and the same Root, and have one and the same Original: None of which Aspersions (tho'

(tho' most notoriously false, as will in due time appear) affect the Records, by which the Title hath been or may be hereafter fully made out. The Lady *Ivie* therereupon, in honour to her Ancestors and Family, in Justice and Respect to the several Purchasers and Mortgagees, and the particular satisfaction of her own Conscience, hath thought good to print the several Records, by which their respective Titles are made out.

About one hundred and thirty Acres of this Mannor were drowned about the 25th. year of King *Henry* the 8th. reaching from *St. Catherine's* on the West, to *Ratcliff-Town* on the East: It was drained by one *Vanderdelff*; who, by agreement of the Proprietors, was to have one Moiety for his pains; which he sold to *Richard Hill*.

27 Hen. 8. Thereupon an Act of Parliament was made, which Enacted, That the said *Richard Hill* and his Heires, should have *Vanderdelf's* Moiety; In which Act, the drowned Lands are thus bounded (*viz.*) On the highway leading from London to *Ratcliff* on the North part; On the River of *Thames* on the South part; On the Town of *Ratcliff* on the East part: And upon *St. Catherine's*, on the West part.

30 Hen. 8. By a Lease from *Henry Moore*, Abbot of the Monastery of *Graces*, to *Thomas Stepkin*, dated September 17th. it appears, That the said Abbot granted that Lease to the said *Thomas Stepkin* for Ninety-nine Years of a Wharfe called *Lewin's Wharfe*; and a Wharfe called *Hermitage Wharfe*; and several other Lands therein particularly named; All lying in the Mannor of *Stepney*, called *Ewell*.

36 Hen. 8. By Letters-Patents bearing date 21st. of July, the King grants the Inheritance of the said Wharfes, &c. in the possession of the said *Stepkin* (*inter alia*) to *Sir Thomas Pope* and *Nicholas Bacon*, and the Heirs of *Nicholas Bacon*.

5 Edw. 6. By Deed Inrolled in Chancery bearing date 17th. of November, the said *Nicholas Bacon* conveyed the said Wharfes to *Hugh Losse*.

Feb. 16. 6 Ed. 6. *Thomas Pope* released to the said *Hugh Losse*.

1 Q. Mary. By Indenture bearing date the 5th. December, *Hugh Losse*, and *Agnes Losse* his wife, covenant with *Machelin Stepkin*, *Anthony Anthony*, and *Humphrey Smith*, to Levy a Fine of the said Wharfes, &c. in Easter Term next ensuing, to the said *Anthony Anthony* and *Humphrey Smith*, for the use of the said *Machelin Stepkin* and *John Stepkin* her Son, and the Heirs of the said *John Stepkin* for ever.

In East Term
Ann. Supradict

A Fine was Levied accordingly.

30 Hen. 8. By an Instrument bearing date the 20th. of October, which is to be found in the *Augmentation Office*, it appears, That the Master and Brethren of the house of *St. Thomas of Acons* being seised in Fee of a *House, and certain other Lands in *Wapping*, upon dissolution of the said House, surrendered the same into the Kings hands.

* Note, this
House & Lands
are the same
hereafter men-
tioned in the
Extent 4 Eliz.

36 Hen. 8. And then the said King, by his Letters Patents bearing date the 22. of August, grants the said House and Lands in Consideration of
Eleven

Eleven hundred Pounds to *John Champneys*, *John Allen*, and *Ralph Allen*, and their Heirs.

John Champneys, the Surviving Patentee, by Bargain and Sail enrol. 1 Edw. 6. led and Feofment with Livery and Seizin, both bearing date the 4th. of July, Conveyed the said House and Lands to *Thomas Allen* the Younger, Son of *Ralph Allen*, and his Heirs.

Then *Thomas Allen*, by Bargain and Sail bearing date the 16th. of 3 Edw. 6. July, conveyed the said House and Lands to *Richard Hill* and his Heirs; and on the 6th. of September following, made a Feofment with Livery and Seizin of the Premises to the said *Richard Hill*.

'Tis to be noted, That the said *Richard Hill* did then enter into a Statute 32 Hen. 8. of Three Hundred Pound to *Anthony Vivald*, and *Henry Salvago*.

And the drowned Lands being not divided according to the direction of the aforesaid Statute made in the 27th. Hen. 8. It was Enacted, That 35 Hen. 8. Chap. 9th. a Division should be made by All-Saints day next ensuing; and a Division was accordingly made.

In Hillary Term, *Thomas Windham*, and his Wife, suffered a Recovery 35 Hen. 8. to *Thomas Stepkin* and *Machelin* his Wife of the Mannor of *Ewell*, alias *Tilehouse*, and Two Hundred Acres of Land, One Hundred Acres of Meadow, One Hundred Acres of Pasture, Three Acres of Wood, and Ten Shillings Rent, in the Parish of *St. Mary Matfellow* without Aldgate, and *Stebunheath* alias *Stepney*; Seventy Six Acres of which being Drowned Lands, upon the Division Thirty Eight Acres fell to *Richard Hills* share.

In Trinity Term *Jasper Hill*, Son and Heir of *Richard Hill*, by Fine, 3. Eliz. to make a Tenant to the Precipe for a Common Recovery, and by a Common Recovery thereupon suffered, (in which one **Bazill Johnson* * This *Bazill Johnson* was demandant) and by Deed bearing date the 12 of May, 4. Eliz. 311 Johnson is the same person hereafter named in the Release 7 Jacob. to lead the uses of the said Common Recovery, conveyed to the said *Machelin Stepkin* and *John Stepkin*, and the Heirs of the said *John* for ever, among other things Twenty Acres of Land, and One Hundred Acres of Fresh Marsh, &c. Lying in the Parish-Towns and Fields of *White-chapel*, *Stebunheath* and *Wapping*.

On the 17 of January, *Benedict Spinola* Administrator to the aforesaid 4. Eliz. *Anthony Vivald*, who survived the said *Henry Salvago*, Conizees of the aforesaid Statute acknowledged to them by the said *Richard Hill* 3 Decemb. 32 Hen. 8. Extended (inter alia) One Hundred and Thirteen Acres of Land Arable, Meadow and Pasture, Besides a House called *Wapping-House*, with Orchards, Gardens and Mill-house, and a Wharf in the Tenure of *Robert Cheney* lying in *Wapping* aforesaid; which Extent *Stepkin* purchased in.

John Stepkin 14. of June, 1573, as surety for *William Patent*, covenanted to pay to the Queen Seven Thousand Nine Hundred Twenty Eight 15. Eliz. Pounds Seven Shillings and Eleaven Pence half peny out of his own Estate in *Stepney*, and particularly therein are exprest most of the said Lands mentioned in the said Extent, 4. Eliz. and particularly all the Lands now in Dispute. And he gave Bond to perform Covenants; which Bond being forfeited, was extended the 31 of January, 19. Eliz.

And

19. *Eliz.* And afterwards, the Queen; the Sixth of *May*, demised the same to *Alice Stepkin*, so long as it should remain in the Queens Hands, at One Hundred Thirty Nine Pounds Eight Shillings *per Annum*. The Rents reserved to the Queen, were paid near Thirty Years together.

7. *Jac. I.* King *James* the First, the 7th of *July*, 1609, released to *John Stepkin* and his Heirs for ever, all the Lands *extended*; And in this Patent *Bazill Johnson* the demandant in the said Recovery 3d of *Eliz.* is named, and under this *John Stepkin* the Lady *Ivie* Claimes as Heir to *John Stepkin* her Father, Son of the aforesaid *John Stepkin*.

10 *Car. I.* *Arthur Hill* Aged 84 Years, and *Christopher Green* Aged 80 Years, deposed the 10th. of *October* 1634. That the Breach of Water was in a great Dock called *Stepkins Dock*, and the Ancestors of *Stepkins*, owners of the Marsh, did maintain the same.

One *Richard Glover* being in possession of certain Lands, by vertue of a long Lease from *Stepkins*, the Lady *Ivies* Ancestor, sold the same to Sir *Anthony Bateman* as Copyhold, in 1647. tho' the Father of this *Richard*, the 16th. of *May* the Year before, sold the same as Freehold to one *Warren*. Both these Deeds are enroll'd.

The Lady Ivie hath had Verdicts for her Title in Four Tryals at Barr.

Morris versus Johnson Hilary 1673.

First. In the Exchequer before Lord Chief Baron *Turner*.

Lynch versus Ireton. Mich. Term. 1675.

Second. In the Kings Bench before L. Chief Justice *Hales*.

Bayly versus Hammond. Mich. Term, 1676.

Third. In the Kings Bench before L. Chief Justice *Rainsford*.

Martin versus Whichcott. Mich. Tr. 1679.

Fourth. In the Exchequer before L. Chief Baron *Mountague*.

The King against Johnson and Ireton. Hilary, 1677.

During the whole time of the Tryals aforesaid, there was a Conspiracy to procure Witnesses to swear the Lady *Ivie's* Deeds, and some other of her Evidences, Forged: *Thomas Duffet*, then Husband to the now Witness against the Lady *Ivie*, confessed the Conspiracy; upon which the Court of Kings Bench ordered an Information to be exhibited against the Attorney of her Adversaries, and one *Ireton*, for subornation of Perjury: The Attorney was convicted before the Lord Chief Justice *Rainsford*: The proof against him was, That he entred into Articles to give five hundred Pounds to any Person that should swear some particular Deeds and Evidences of the Lady *Ivies* forged, and to procure the Kings pardon for the Person that should Swear it. The Trunck, together with the Articles, and three hundred and fifty Pounds, part of the said five hundred Pound, was found in a Gentlemans Chamber in the Temple, and by a Tipstaff sent by the Lord Chief Justice, brought into Court.

The Lady Ivie is desirous to give this farther satisfaction to all Persons, who are any wayes concern'd with Her, that if it shall please God she should not live to end her Troubles, (which she hopes will not be in her Adversaries Power to delay much longer) she has left her Estate in that Posture, that every one will be paid what is their Due.